



# Planning and Zoning Commission Agenda Item Summary Report

<b>Meeting Date:</b> June 3, 2021	<b>Submitted by:</b> P. Morgan
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**Item Title:**

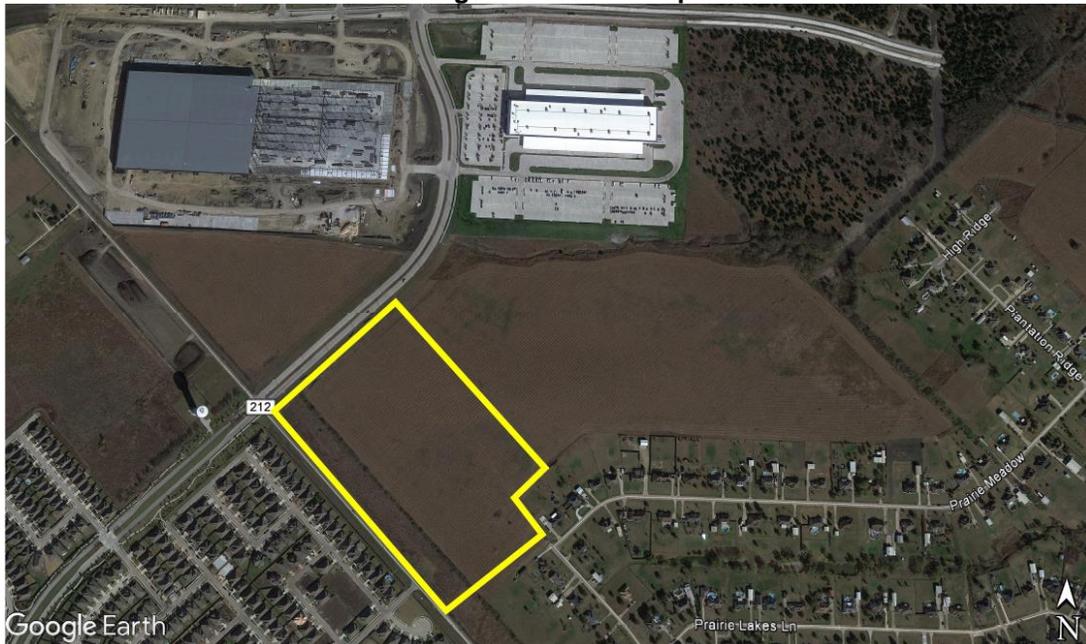
Hold a public hearing and discuss and consider approval of an Ordinance rezoning 35 acres of land from Agricultural District to Planned Development Overlay District with a base zoning of Single-Family Attached Residential District. The property is located northeast of the S. Gateway Boulevard and County Road 212 intersection.

<b>Public Hearing Item</b> <input checked="" type="checkbox"/> <b>Consent/Action Item</b> <input type="checkbox"/>	<b>Documentation Attached:</b> Application Letter Draft Ordinance Legal Description Planned Development Standards Concept Plans and Diagrams
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**Item Summary:**

**Purpose:**  
H Jackson Wallace requests approval of a rezoning of 35 acres of property located northeast of the S. Gateway Boulevard and County Road 212 intersection. The purpose of the rezoning is to establish a planned development district with standards for residential development.

**Image 1: Location Map**



**Current Standards:**  
The property consists of 35 acres of land and is zoned as agricultural. The property is vacant and undeveloped. Trailhouse Lane was recently constructed along the east side of the property. The property is currently vacant and undeveloped.

**Rezoning Request:**

The development standards state that the purpose of the planned development is to create the Wayfare neighborhood. The rental neighborhood proposes single-family, 1-story, attached homes in buildings containing 6 or 4 contiguous homes. The buildings are proposed to be developed in pairs with an internal auto court.

The request includes the following notable standards:

1. Maximum number of dwelling units is 272.
2. The primary approved use is Single-Family Townhouse (Attached) using the SFA zoning standards.
3. Height regulations – 1-story, not to exceed twenty-five feet (25')
4. Minimum lot area – 3,500 sq. ft.
5. Maximum density – 8 units per gross acre
6. Maximum lot coverage – 70% building coverage on each individual lot
7. Minimum floor area per dwelling unit – 700 sq. ft. of conditioned floor area
8. Building setback from the Highland Prairie neighborhood – 10 to 15 feet

**Image 2: Conceptual Plan**



The property is bordered by the Highland Prairie neighborhood to the east. The adjacent lots are located in City of Forney extra-territorial jurisdiction (ETJ). City staff specifically asked the applicant about any fencing or screening proposed between the development and the neighborhood. Staff received the following response:

“The Entry/Screening Plan shows a 30’ landscape buffer is being provided adjacent to all common property lines with the Prairie Meadow neighborhood. It is intended this exhibit is part of the PD standards for this neighborhood. The preference is to provide plant materials and berming as a screen versus a fence or wall. This will be much more in keeping with the Prairie Meadows neighborhood.”

Industrial developments (Amazon FTW5, Amazon DDX7, and Goodyear) are located north of the property. The Gateway Parks single-family residential subdivision is located to the southwest.

**Accessibility:**

The property provides direct access to S. Gateway Boulevard and to County Road 212. Parking is provided with the internal auto court and parallel parking spaces.

**Comprehensive Plan:**

The Comprehensive Plan provided a future land use designation of ‘College Campus’ for a small portion at the north of the property. The remainder of the property was not designated a future land use.

<b>Direction</b>	<b>Existing Use</b>	<b>Existing Zoning</b>	<b>Future Land Use</b>
Subject Property	Vacant	AG	Undesignated/College Campus
North	Vacant	AG	College Campus
South	Single-Family	Gateway Parks PD	Planned Development
East	Single-Family	N/A (Forney ETJ)	N/A
West	Single-Family	Gateway Parks PD	Planned Development

**Image 3: Future Land Use Map Details**



**Zoning Ordinance Considerations:**

The City of Forney Comprehensive Zoning Ordinance provides the following factors for the Planning and Zoning Commission to consider in making a zoning determination:

1. Whether the uses permitted by the proposed change will be appropriate in the immediate area concerned, and their relationship to the general area and to the City as a whole;
2. Whether the proposed change is in accord with any existing or proposed plans for providing public school, streets, water supply, sanitary sewers, and other utilities to the area;
3. The amount of vacant land currently classified for similar development in the vicinity and elsewhere in the City, and any special circumstances which may make a substantial part of such vacant land unavailable for development;
4. The recent rate at which land is being developed in the same zoning classification as the request, particularly in the vicinity of the proposed change;
5. How other areas designated for similar development will be, or are likely to be, affected if the proposed amendment is approved; and
6. Any other factors which will substantially affect the public health, safety, morals or general welfare.

**Public Notification:**

In accordance with Texas Local Government Code and the City of Forney Comprehensive Zoning Ordinance, staff provided notification of the request to adjacent property owners (as determined by the City tax roll). Staff spoke about the request with two residents (one Gateway Parks neighborhood resident and one Highland Prairie neighborhood resident) who were each opposed to the request. Reasons for the opposition included the type of land use and additional traffic concerns.